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WARRANTY DEED

030222

KNOW ALL MEN BY THESE PRESENTS that we, RICHARD L. FRICKER and CONSTANCE M. FRICKER, of 82 West River Road, Waterville, Kennebec County, Maine 04901, for consideration paid, grant to PRUDENCE H. McMANN, of Norridgewock Avenue, Skowhegan, Somerset County, Maine 04976, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

Being Lot #5 on Plan of Portion of Field of Robert M. Jackson dated January 14, 1953, and made by Harry E. Green, which plan is recorded in Plan Book 17, Page 140, of the Kennebec Registry of Deeds, to which plan reference is hereby made.

This conveyance is made upon the express conditions and restrictions as follows:

1. No building or part thereof shall be erected or allowed to stand upon said lot within twenty-five (25) feet of the Sidney Road, nor within ten (10) feet of the said boundaries.
2. No building shall be erected costing less than Seven Thousand Dollars (\$7,000.00).
3. No house shall be used or adapted for more than two families.
4. No animals shall be kept upon the premises other than domestic pets.
5. This lot is restricted to building for residential purposes and is entitled to the benefits of the Waterville Zoning Ordinance.

Being the same premises conveyed to the Grantors herein by Deborah H. Carroll by Warranty Deed dated May 29, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2820, Page 111.

Excepting from the above-described premises the easement conveyed by Harry R. Carroll and Deborah H. Carroll to the Waterville Sewerage District by deed dated September 23, 1970, and recorded in the Kennebec County Registry of Deeds, Book 1532, Page 728.

We, the said RICHARD L. FRICKER and CONSTANCE M. FRICKER, husband and wife, join as grantors and release all rights by descent and all other rights.

Dated November 2, 1987
Signed, Sealed and Delivered
in Presence of

Joanna Dennis
Joanna Dennis

Richard L. Fricker

Richard L. Fricker

Constance M. Fricker
Constance M. Fricker

STATE OF MAINE

Kennebec, ss.

November 2, 1987

Personally appeared the above-named Richard L. Fricker and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lorraine Gregory
Notary Public
My Commission Expires:



RECEIVED KENNEBEC SS.

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RECORDED FROM ORIGINAL

LORRRAINE GREGORY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 19, 1991